

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Edward Waters House Inventory Number: M:13-23
Address: 22625 Clarksburg Road City: Boysds Zip Code: 20841
County: Montgomery USGS Topographic Map: Germantown, MD
Owner: Old Clarksburg Limited Partnership Is the property being evaluated a district? No yes
Tax Parcel Number: 345 Tax Map Number: EV32 Tax Account ID Number: 3470055
Project: Cabin Branch Mixed Use Planned Development Agency: U.S. Army Corps of Engineers
Site visit by MHT Staff: X no ___ yes ___ Name: ___ Date: ___
Is the property located within a historic district? ___ yes X no

If the property is within a district

District Inventory Number: _____

NR-listed district ___ yes Eligible district ___ yes District Name: _____

Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ___ yes No no

Criteria: X A X B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G X None

Documentation on the property/district is presented in:
see continuation sheets

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

See continuation sheet

Prepared by: William Lebovich, architectural
historian

Date Prepared: February 24, 2006

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended X

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Comments: _____

Andrew Lumb
Reviewer, Office of Preservation Services

2/28/06

Date

[Signature]
Reviewer, NR Program

2/28/06

Date

200600559

Continuation Sheets
Maryland Historical Trust
Determination of Eligibility Form
Edward Waters Farm
M:13-23

Documentation on property:

Montgomery County Survey by Christopher Owens; MHT State Historic Site Inventory form prepared by Greenhorne & O'Mara; survey form prepared by Judith Robinson & Associates; Phase II Archeological Evaluation prepared by Archeological Testing and Consulting; Clarksburg Master Plan & Hyattstown Special Study Area (Maryland-National Capital Park and Planning Commission). All documents are at the MHT Library, except for the last document, which is at the offices of M-NCPPC.

Description:

The Edward Waters Farm property is located west of I-270 along Clarksburg Road. With the exception of a Montgomery County penal institution close to I-270, the area is sparsely populated with modest, one-story houses, dating to approximately the 1950s, along the north side of Clarksburg Road. The Edward Waters property is on the south side of Clarksburg Road and there is an industrial or agricultural buildings complex east of the Waters property. The land in front of the Waters Farm on Clarksburg Road is agricultural land, as is most of the property surrounding the house except for an area of overgrown vegetation immediately around the house, extending southeast of the house. The area south of the house becomes much more dense with vegetation as one gets farther from the house. It is impossible to tell what kind of landscaping, if any, this area once had. In this southern area are two heavily overgrown mounds which appear to correspond to two outbuildings shown on the USGS map. Given the amount of trees, dense ~~veins~~ ^{weeds} and other growth, it is impossible to determine if these mounds are covering outbuildings, but it is assumed that they are the wooden sheds mentioned in the Robinson report (see below).

A dirt road runs southeast from Clarksburg Road through the fields to a point beyond the house where the path bifurcates and a right angle path runs in front of the house. According to an earlier report (Robinson, 1989) and sketchmap (Greenhorne & O'Mara, 1994), two trailers stood between the house and this path. They are no longer present.

The Robinson report also mentioned a large barn in "very poor condition", "smaller newer barn" and "several small, wooden sheds are now overgrown with vegetation." None of these barns is extant, and it is assumed that the wooden sheds are under the two mounds.

In 1974 Christopher Owens surveyed the farm house and he described it as a two story frame structure, clad in asbestos siding, with a porch running the length of the main (east) elevation. An interesting detail was a pediment above the façade, which did not align with the windows, suggesting to the surveyor that the house had been built in sections, with the north wing being a later addition, as was the shed roof section at the south end. He does not mention the enclosed porch on the west elevation, at the south end of the house. That porch is depicted in the 1994 sketchmap in the Greenhorne & O'Mara report. (Owens also mentioned a wooden barn, probably the one described in the Robinson report as "being in very poor condition." As stated above, the barn is no longer extant.)

To elaborate on Owens's description of the house, it is nearly 90 feet long and approximately 17 feet deep (excluding the west porch). The four bay, main block of the house has a gable roof with cornice returns, and two small chimneys. The porch that ran the length of the main block is no longer extant, exposing the wooden siding where the porch roof was attached; the rest of the siding is asbestos. The south chimney is at the south end wall running up the inside of the south wall, while the north chimney is not as close to the north end wall and does not run up the inside of the north wall. The roof appears covered in synthetic shingle, perhaps asbestos. South of the main block is an addition with a roof sloping to the west. So on the east elevation, the cornice of the addition is at the same height as the cornice of the main block, while on

the west elevation, the cornice of the addition is below that of the main block. At the south end of the house, another, smaller addition which is set back from the east elevation of the first addition, with its sloping roof running north-south (its roof is perpendicular to the upper floor of the first addition) had been erected. This addition was most likely used as storage and rear entrance for the adjacent kitchen, which was the first addition. Beneath this second addition are steps to the basement door.

On the west elevation, north of the second addition that provided entrance to the kitchen, is an enclosed porch on brick piers. This porch, with collapsed floor, opens onto the kitchen. The remainder of the west elevation, like the east elevation has windows that do not all align vertically, topped by a cross gable.

All windows and doors are missing with the exception of a basement door at the south end and some sash.

The main block has a stone and mortar foundation, with concrete applied over some sections. Several large trees have grown up through the foundation on the west elevation. The east foundation had a significant hole through it at the south end, adjacent to the addition's foundation. A wooden sill sits on the foundation. Based on an inspection from the basement, the sill appears newer than the foundation, or at the least it has been strengthened by new lumber bolted to older pieces, most likely done within the last 50 years. The addition to the south sits on a concrete block foundation, while the next addition (south of the first addition) is smaller and supported by wooden piers. As mentioned above, the porch addition off the kitchen is supported by brick piers.

On the west elevation there are stairs down to the excavated basement at the north end of the house. The floor is loose bricks. At the north end of the basement are the remnants of the base of a chimney along the north wall. A few feet away is the chimney that runs up house, between the stairs and the north rooms on the first and second floors and next to the top of the stairs in the attic. The large southern half of the basement space has not been excavated beyond a crawl space. Visible above the mound of dirt in the basement is a partial brick wall, which appears to have been the foundation for the main block's south wall. Beyond this brick, the concrete block foundation of the addition is visible. There is a basement below the addition.

In terms of openings, the main block of the east elevation has windows vertically aligned and the off-center front door is vertically aligned with the window above. The east elevation windows of the addition are smaller and lower than those of the main block and not precisely vertically aligned. The small storage room addition at the end of the first addition has a door on the east and windows on the south and west elevations.

Moving north along the west elevation, the larger, kitchen porch, which juts out about twelve feet, has windows and a door. The outside door aligns with the inside door from the porch into the kitchen. There are windows on the second floor above the porch. This porch has a standing seam metal roof.

North of the porch, the main block of the west elevation has irregular alignment of windows and newer asbestos siding covers a tall opening for a door. (On the inside, the opening for this door is filled by built-in shelving.) As on the east elevation, this elevation is topped by a cross gable.

The north elevation has a door and above it a window. The placement of this door is surprising as the main door is less than twenty feet away on the east elevation. Also this door opens in a room rather than a corridor or stair landing. As this door is along the wall of the truncated chimney base in the north basement, it is likely that the chimney along the door wall was removed so that this door opening could be cut.

Moving from the north end, the first room is small and nearly square with a chimney stack along the inside (south) wall. This north room opens onto the small entrance foyer. At the back of the foyer are the stairs running along the north wall and then the west and south walls. The foyer opens onto the main room on the first floor, which is two bays wide. This room has a chimney stack along the south wall. A secondary door opens onto a tiny pantry behind the stairs wall and this pantry leads down to the basement. At the corner of the wall encasing the basement stairs is a turned wooden corner spindle. This is the only remaining interior

ornamentation besides an identical spindle on the stairs to the attic. As mentioned above, a door along the west elevation of this room has been sealed. The door on the south wall of this room leads to the kitchen, which has fake wooden paneling over peeling wallpaper and damaged walls. This room has stairs to the basement and a second set of stairs to the upstairs. It also has a door to the large porch on the west, as mentioned above, and a door to the small storage room at the south end of the house.

The stairs from the kitchen lead up to small room, which in turn opens on to a larger bedroom, also above the kitchen. A narrow bathroom is at the west end of this room. Stepping up 1½ feet, to the main block, is the next bedroom. It has been partitioned to form two bedrooms and a corridor along the east side. Beyond is the narrow stair hall and beyond it the north room. On the second and first floors, no decorative features are present, except for a simple wooden baseboard, with ogee top and previously described cornerposts.

The stairs lead to an attic that has remnants of a partition north of the north chimney. None of the roof rafters seemed older than early or mid- 20th century and seemed intact. The condition of the roof could not judged, but the north chimney has a large void in north wall, below the gable.

In 1994, the house had already substantially deteriorated and the barn had been removed, leading Montgomery County to remove the property from the historical atlas. "Although it has some historical significance for its association with the locally prominent Waters family, the uninhabited house is in poor condition, has been altered, and is architecturally unremarkable. The Waters family is already well represented on the Master Plan (Sites #14/43, 19/1). This resource should be removed from the Atlas." (p. 179, "Clarksburg Master Plan & Hyattstown Special Study Area", June 1994, M-NCPPC)

The Edward Waters Farm has been subdivided into five parcels. The subject parcel is 42.18 acres of the original 150 acres. It appears likely that a small portion along the fringes of the subject parcel is still in farming, but that the majority is so overgrown as to appear more forest—like than agricultural landscape.

The major farm building was the barn, more representative of a farming enterprise than the farmhouse, is no longer extant. Nor are any of the other farm buildings extant or are so overgrown as to be impossible to see.

The north end of the house as well as the main block are most likely 19th century. The addition, and the porch and storage/entrance addition off of the addition appear to be 20th century and mostly likely post-1952 when the property was sold out of the family. It is also likely that at the time the addition was erected that the main block's foundation and sill were repaired, with the sill perhaps even being largely replaced. Based on the evidence in the basement, of partial basement at north end and chimney base along north wall, it is possible that the original house was only the north room. That sometime in the late 19th century, given the tall narrow portions of the windows, the cross gables, and cornice returns without continuous base, that the main block was built and integrated with the original structure at the north. The cross gables were an inexact effort to create a symmetrical appearing front façade and rear elevation.

The porch was probably the major design element. It was the strongest, most visible horizontal element (even more so than the cornices or cross gables), tying the main block and north room together. It is unfortunate that this element is no longer extant.

The condition of the house is poor with the foundation undermined, kitchen porch collapsing, all windows and doors missing, slight exterior fire damage, walls and ceilings have been holes in them, and the interior is open to the elements. The foundation has been undermined by the holes and the growth of several large trees through the foundation.

Historical Context:

The following discussion is taken from the Phase II Archeological Evaluation conducted by Archeological Testing and Consulting on the Edward Waters (also known as the Edwin or Ed Waters) :

The *general history of Montgomery County* presented herein follows the chronological format recommended by the Maryland Historical Trust (see Shaffer and Cole 1994). This format includes the following five broad historical time periods: Contact and Settlement (1570 to 1680), Rural Agricultural Intensification (1680 to 1815), Agricultural-Industrial Transition (1815 to 1870), Industrial/Urban Dominance (1870 to 1930), and Modern (1930 to present).

The information presented in this historical essay is a compilation of several literature sources, including Brooks (1979; 1988), McCain (1985), and Papenfuss (1982).

Contact and Early Settlement (1608 - 1700)

The first European known to have visited the land now comprising Montgomery County was Captain John Smith, who sailed an exploratory mission up the Potomac in 1608. During the expedition, Smith encountered two Native American tribes. Much of southern Maryland was occupied by a loosely affiliated group called the Piscataway. The principal Piscataway settlement was located along Piscataway Creek in present day Prince George's County. The second group Smith encountered were the Susquehannock. The Susquehannock inhabited the northern part of present day Montgomery County and were frequently in conflict with the Piscataway over hunting ground. Smith's mission was to explore the Chesapeake, not to settle it, and though numerous English traders visited the area following Smith's expedition, several years passed before white settlers arrived permanently in Maryland (M-NCPPC 1992:49).

European settlement of Maryland began in 1634, when the first group of 140 colonists landed near the Potomac River. The settlers, led by Governor Leonard Calvert, established relations with the Piscataway. Hoping the English would become an ally against the Susquehannock, the Piscataway sold an established village to the settlers, who were abandoning it due to Susquehannock raids, thus St. Mary's City was founded (Virta 1998). St. Mary's City flourished as more settlers arrived from the British Isles and France. Within thirty years of the founding of St. Mary's City, plantations and farms lined the Patuxent and Potomac rivers (M-NCPPC 1992).

The future Frederick, Montgomery, and Prince George's Counties were initially part of Calvert County, which was established in 1654. By 1696, Prince George's County was established. This new county extended from the present Charles County line north to the Pennsylvania border, bounded on the east by Baltimore County, and encompassed portions of present-day Frederick and Montgomery Counties. At first, European settlers shared their territory with the Piscataway, who retreated to areas along Piscataway Creek. Though they coexisted peacefully with the white settlers, their hunting was consistently curtailed by the European enforcement of property rights. By 1697, most Piscataway moved north to Pennsylvania. Indian raids were a constant source of trouble for European settlers located along Rock Creek and the Anacostia and Patuxent Rivers. Provincial patrols were created to protect these early settlers, however, the raids soon subsided as more settlers moved into these frontier lands (Virta 1998).

Rural Agricultural Intensification (1700 - 1800)

The soil in much of present day Montgomery County was suitable for tobacco growing, and the rapid settlement of the area can be attributed to the successful cultivation of this commodity. Both wealthy planters and small farmers cultivated tobacco, and the provincial economy was entirely dependant on tobacco. Tobacco itself became a currency, measured in pounds and used as payment for taxes, and other debt (Virta 1998). Though attempts were made to establish mills on the waterways and iron mines on the upper Patuxent, the county remained predominantly agricultural through the eighteenth century (M-NCPPC 1992).

The Maryland Proprietors began granting land in present day Montgomery County in 1688. A small number of tracts were granted from 1688 through 1715, but the bulk of land grants occurred in the years after 1715. Despite these beginnings, there were no public roads west of Rock Creek even by 1720 (MacMaster and Hiebert 1976). Grants in this region were given primarily to wealthy tobacco merchants and traders who could afford the huge uncleared tracts and had good income from other ventures. Some of these owners subdivided and leased their frontier property in order to have land cleared and earn profits from tenant income (MacMaster and Hiebert 1976).

Tobacco was the mainstay of Montgomery County throughout most of the eighteenth century. The lands in the western part of the county were first favored for settlement by enterprising tobacco farmers and land speculators due to their proximity to the Potomac River, River Road, and Rock Creek. With these transportation corridors at hand, tobacco could be harvested and easily taken to the port at Georgetown for international shipments. Larger tobacco trading firms such as John Glassford and the Company of Glasgow, Scotland invested heavily in land in Montgomery County (Comer 2000). It required wealth to be able to pay the sizeable quitrents on large tracts of land. The lands were then farmed by tenant farmers or overseers and slaves on quarters for an absentee owner and later sold in smaller pieces to tenant farmers or other settlers. The income from tenant farming and/or the establishment of a quarter made it possible for speculators to keep these large tracts of land (MacMaster and Hiebert 1976).

While port towns quickly sprung up in southern Prince George's County along various waterways, town development in what is now Montgomery County occurred at a slower pace. Old Indian trails became the first crude roads to and from the frontier, and some small settlement were founded where these byways intersected (Ballweber 1994). Immigration was encouraged in the early 1730s (MacMaster and Hiebert 1976). German and Swiss settlers, as well as others from the Mid-Atlantic colonies of New York, New Jersey, and Pennsylvania arrived in great numbers.

By the 1730s, widespread grain cultivation begun in the inland areas of present day Montgomery County. To process the grain, mills were built along inland waterways. The first gristmill in present day Montgomery County was constructed by James Brooke on the Hawlings River in 1737 (Ballweber 1994). Joseph Snowden began operating an ironworks along the Patuxent by 1733, and Joseph Elgar and others had constructed mills by the 1770s (Ballweber 1994; Sween and Offutt 1999).

Just over a month after the Declaration of Independence was signed, the Maryland Constitutional Convention divided Frederick County into three smaller counties: Frederick, Montgomery, and Washington. Montgomery County contained 14,418 citizens at its inception; 10,000 of that number were white and the rest black (Sween and Offutt 1999). The new county had 11 hundreds at its founding, all of which had been transferred from Frederick County (MacMaster and Hiebert 1976).

Population in Montgomery County declined following the Revolutionary War. The long years of tobacco planting had depleted the soil. Those planters who harvested a successful crop were faced with low crop prices. As a result, many planters moved elsewhere. Population in Montgomery County further declined in 1790 when the State of Maryland ceded a portion of the county to the United States government for the establishment of Washington D.C. (Sween and Offutt 1999).

Agricultural-Industrialism (1800 - 1870)

The depletion of farmable soils in Montgomery County became a crisis in the early 1800s. As the soil gave out, farmers gave up, and abandoned their farms for fresh lands elsewhere. The world tobacco market declined during the period from 1794 to 1815, and the inland areas of the county was also hurt by the lack of easy access to markets (MacMaster and Hiebert 1976). By 1800, Thomas Moore and other members of the Quaker farming community at Sandy Spring began experimenting with new fertilizers, diversification of crops, deeper plowing, and crop rotation. They formed the Sandy Spring Farmers' Society in 1799 to disseminate their findings and to educate other farmers about how to reclaim soil. They later proposed and founded a National Agricultural Society to help those in other states and counties. County agricultural boards in Maryland were established by the Assembly in 1808, and a statewide Agricultural Society was founded in 1818, which focused on the breeding of livestock (MacMaster and Hiebert 1976). In Montgomery County, wheat replaced tobacco as the primary crop by 1850 (Ballweber 1994). Corn was also grown, and some farmers raised herds of cattle, sheep, and hogs for market (MacMaster and Hiebert 1976).

Road conditions in the early 1800s had not improved much from the earlier century, and the lack of maintained roads hindered the efforts of inland farmers to get their products to market. In Montgomery County, the Washington Turnpike Company struggled for years to complete a turnpike from Frederick to Georgetown (now Old Georgetown Road and Rockville Pike). The road was not finished until 1828. In the meantime, the Brooke-Georgetown Pike was built and charters were granted to build Colesville Road and several other roads. In 1849, the Brookeville and Washington Turnpike Company improved the old

Brookeville and Washington Turnpike and created new branches to Sandy Spring and Ashton. The main portion of this road was later known as Seventh Street Turnpike (now Georgia Avenue) (MacMaster and Hiebert 1976). A result of the new roads was to open up routes from the county to Baltimore, which gave Baltimore's thriving port an advantage over Georgetown.

Montgomery County remained almost entirely rural through the Civil War period. The lack of a railroad line and dependence on roads for transportation, commerce, and communication led to the development of numerous small crossroads villages during the first half of the nineteenth century. These included the settlements of Mechanicsville (later Olney), Laytonsville, Colesville, Ashton, and Fairland in the easternmost part of the county. Sandy Spring, a predominant Quaker community, and Brookeville both had their beginnings in the late eighteenth century but grew rapidly after 1800 (Sween and Offutt 1999). Schools, churches, post offices, and stores formed the hub of many of these small communities, which sometimes also featured a blacksmith and wheelwright, as sawmill or gristmill, or a tavern.

Industrial Decline (1870 - 1930)

Montgomery County changed drastically in the years after the Civil War. The elimination of slavery led to the establishment and growth of centralized black communities, populated by former slaves who now farmed and worked in industry. Those who farmed worked their own land or worked as sharecroppers or tenant farmers. Some black communities grew up near established industrial sites. All were grouped around a place of worship. A significant number of blacks left the countryside to seek employment, moving into Washington or migrating elsewhere (M-NCPPC 1992).

Despite the newfound freedom for black residents, the elimination of slavery also had a dramatic effect on the county economy. The labor shortage on the farms resulted in low yields and the subdivision of many large parcels into smaller farms. While many large plantations remained, the emergence of small farms, some owned by blacks, was a major change (Spero et al. 1996). Montgomery County, which had diversified its crops to a greater extent before the Civil War, had become a major producer of wheat by 1880, and farmers benefited from the newfound availability of lime fertilizer (Spero et al. 1996).

Though the idea of a railroad through Montgomery County from Georgetown to the B&O line at Frederick had been discussed as early as 1853, the Civil War put a stop to the planning (Spero et al. 1996). Plans were revived in the years after the war and changes were made so the line would run from Washington through Rockville to link with the B&O at Point of Rocks when it was completed in 1873. The new line opened up the Potomac markets to inland farmers for the first time, and numerous small stations were established to serve passengers and cargo traveling to and from the city (Spero et al. 1996). The greater availability of fertilizers and diversification into dairy and truck farming brought increased prosperity to Montgomery County.

Local developers soon saw the potential for creating new communities along the rail lines. Washington's burgeoning economy and the increased frequency of rail service now made it possible for people to live in Montgomery County and work in the city. Small communities soon sprung up around railroad stations and mushroomed into suburban towns in the 1870s, 1880s, and 1890s. Commuter culture shaped the development of Montgomery County after 1900. Rail lines, suburban street cars, and eventually the automobile and highways combined to create the foundations of the present day suburbs and to push bedroom communities further into the countryside. By the 1920s, suburbs were no longer exclusively residential, but had become self-sustaining communities with shops, services, and community buildings (Spero et al. 1996).

Modern Period (1930 - Present)

In Montgomery County, increased suburbanization and new land use led to a nearly 50% decrease in the number of county farms between 1920 and 1959 (Spero et al. 1996). Federal facilities were also established in Montgomery County during this period. In 1937, the David Taylor Model Basin (now the Naval Ship Research and Development Center) was begun

at Carderock. The Bethesda Naval Hospital (1942) and the National Institute of Health (1938) were established along Wisconsin Avenue and the Naval Ordnance Laboratory moved to the White Oak area of Silver Spring in 1948. In addition, Montgomery County was the first county in Maryland to establish a community college, Montgomery College, which was founded in 1946 and now has multiple campuses (MacMaster and Hiebert 1976).

Road improvements gained increasing importance as automobiles became more affordable and began to proliferate. Roads were built and improved in increasing numbers from the World War I era onward. After 1930, automobiles eclipsed public transit as a commuting option, and most of the suburban streetcar lines ceased operations in the 1930s. The Capital Beltway (1-495) was constructed in the early 1960s, providing a convenient link between the suburbs surrounding Washington D.C. In its early days, the Beltway marked the line between the suburban and rural parts of the county, but the suburban creep continued beyond the Beltway in years later (Virta 1998).

The last years of the twentieth century saw increased economic growth and diversity. Businesses, like home-buyers, were attracted by the benefits of Montgomery County and established additional office parks, shopping centers, and other commercial locations. Though some residents saw increased business and residential development as a problem, the county is a prosperous, diverse, and vibrant place to live and work (Virta 1998).

Specific History of the Edward Waters Farm

The property is situated on portions of several eighteenth century land patents located in the Clarksburg area of Montgomery County. These patents include: "Resurvey on What You Will," 320 acres patented by William Waters in 1755; "Chance," 20 acres patented by William Waters in 1785; and "Garnkirk," 1,803 acres patented by Robert Peter in 1796. These three early land patents were subdivided and renamed several times throughout the nineteenth century.

M:13-23 is situated on two of these original Montgomery County land grants, "Resurvey on What You Will" and "Chance" (see below). The site, today known as the "Waters Farm", was originally owned by William Waters. In 1755, William Waters patented 320 acres called "Resurvey on What You Will". Thirty years later, in 1785, William patented a second tract of land adjacent to the first and named it "Chance". According to the certificate for "Chance" (Unpatented Certificate 45), there was an abundance of unclaimed acreage (approximately 100 acres) around William Waters' two properties that he incorporated into his own in the years to follow. By 1820, William Waters died leaving his property in the Clarksburg District (Election District 2), as well as properties in other districts throughout Montgomery County to his two sons, Horace and Nathaniel Waters. In 1820, Horace transferred his interest in the 541 acre Waters Farm to his brother Nathaniel.

<u>Date</u>	<u>Deed</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Size</u>	<u>Miscellaneous</u>
1755	Patent Record BC and GS3 Folio 115		Wm Waters	320acres	Original Land Grant of "Resurvey on What You Will"
1785	Unpatented Certificate 45		Wm Waters	20acres	Original Land Grant of "Chance"
1820	Liber No. V, folio 255	Horace Waters	Nathaniel Waters	541acres	Parts of original tracts of land named "Chance" and "Resurvey on What You Will"
1870	Liber EBP No. 13, folio 357	Nat. Waters, dec.	Edwin Waters	209acres	
1952	Liber No. 1722, folio 134	John E. Oxley, trustee	J. Russell and Dorothy King	149acres	

1962		J. Russell and Dorothy King	Clarence W. and John G. Gosnell	149 acres
1985	Liber No. 6765, folio 615	Clarence W. and John G. Gosnell	Old Clarksburg Limited Partnership	149.83 acres

Nathaniel Waters owned the property now known as M:13-23 from 1820 to 1870. While he owned the property for a 50 year period, it appears he remained on the property for only a portion of that time. According to the 1840 United States Census, Nathaniel Waters owned two farms in Montgomery County. His primary residence was in the Cracklin District (Election District 1). There he lived with his wife and six children along with thirty-two enslaved men and women where he operated an extensive farm. His second property was located in Clarksburg and was maintained by his son, Edwin. The Clarksburg Farm (M:13-23) was much smaller in scale, being operated by Edwin, his family, and six enslaved men and women.

Edwin continued to operate the farm in Clarksburg for his father until Nathaniel's death in 1870. By the 1850 U.S. Census, Nathaniel Waters was no longer listed as residing Clarksburg and by the 1860 Census, he is no longer listed in Montgomery County. Additionally, the 1865 Martinet Map of Montgomery County lists Edwin as living at the Clarksburg farm property (see map). Edwin Waters received a 290 acres portion of the Waters Farm in 1870. It is unclear how long after he lived at the property after his father's death. The 1878 G.M. Hopkins Atlas of Montgomery County, Maryland identified the 64 year old Edwin as the owner at that time (see map).

The next listed owner of the Waters Farm was J. Russell King and his wife, Dorothy. The kings were awarded a 149 acre portion of the property in 1952 by John E. Oxley, trustee. They remained at the property for ten years at which point they sold the house and property to Clarence W. and John G. Gosnell. Trustees for the Gosnells sold the land to the Old Clarksburg Limited Partnership in 1985. The house located at M:13-23 likely dates to the late nineteenth century Waters occupation and was modified and continuously occupied into the mid-to-late twentieth century. (end of Phase II Archeological Evaluation excerpt)

Evaluation of Significance and Integrity:

Summary: To qualify for the National Register a property "must meet one of the National Register Criteria for Evaluation by: Being associated with an important historic context *and* Retaining historic integrity of those features necessary to convey its significance." (All quotes from National Register Bulletin 15, unless otherwise noted.) As elaborated below, the Edward Waters Farm has neither the requisite association nor integrity.

The Edward Waters Farm needs to be evaluated against three National Register criteria. Criterion A: Event which states that "Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history." Criterion B: Person which states that "Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past." Criterion C: Design/Construction which states that "Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

"To qualify for the National Register: a property must be significant: that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past."

Criterion A: The Edward Waters Farm is not associated with a significant, specific event. However, it was associated with the broad pattern of farming in Montgomery County. Although, whether it was a significant contributor is open to question. In the farming context, the entity of farmhouse, barn, secondary outbuildings and farm fields might have constituted a property minimally eligible for the National Register.

In the absence of any farming structures, especially the large barn, the destruction of the farm landscape within the immediate confines of the property through its return to a natural state, the property lacks the features needed to convey the Edward Waters Farm's significance as a farm. Considered under criterion A, the property represented a broad pattern of local history, but with the destruction of the farming buildings and landscape, and with the poor condition of the house and its loss of its porch and numerous features, it lacks the requisite integrity to convey any possible significance under criterion A.

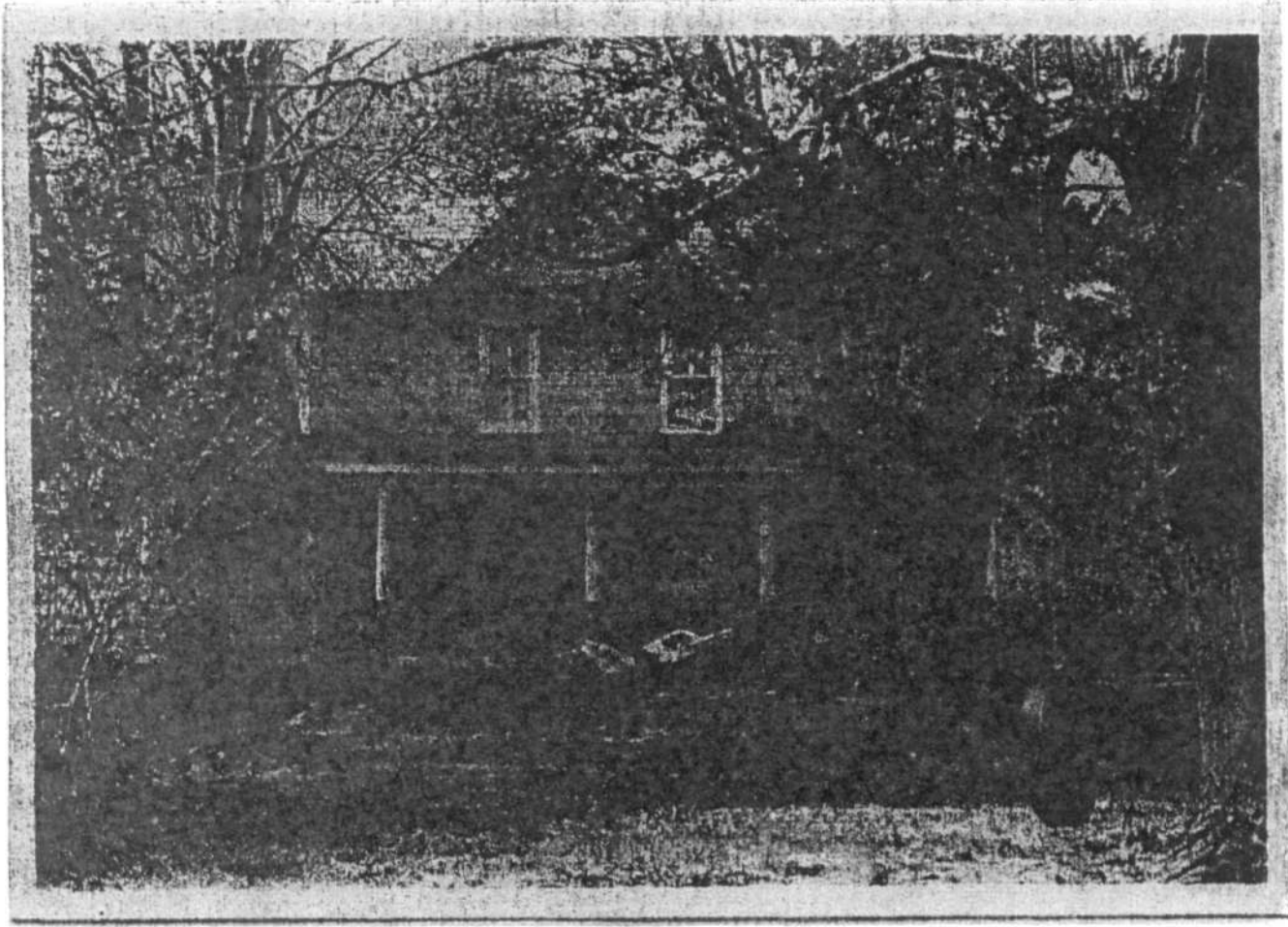
Criterion B: Edward Waters was not an important person as there is no documented evidence nor even a suggestion in any documentation that Waters's "activities are demonstrably important within a local, State, or national historic context."

Criterion C: While not the work of a master, nor possessing high artistic values, nor being a significant and distinguishable entity, the Edward Waters Farm needs to be evaluated to see whether it has the distinctive characteristics of a type, period, or method of construction. At best, the farmhouse is a post-Civil War structure that might have one bay that is earlier. Features that might have made it representative of a certain period of construction are missing or were never there. The cross gables and cornice returns reinforce the information gleaned from historic maps that there was a house here after the Civil War, but do not, in themselves, constitute the distinctive characteristics of a late 19th century residential architecture. Furthermore, there is nothing in terms of materials, method of construction that is characteristic of a specific period. The Edward Waters Farm does not meet the National Register requirements of significance under criterion C: "A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well." The Edward Waters farmhouse does not rise to the requisite level of importance in order to be considered significant under criterion C.

Integrity: Even if the Edward Waters Farm was found to meet any of the above criteria, it lacks the necessary integrity. The integrity of the property has been destroyed by the destruction of the landscape in the immediate environs, and the destruction of the barn and other farm buildings. The relationship between farmhouse, barn, outbuildings, and landscape is no longer present. Due to this destruction, the property no longer "retains the identity for which it is significant" as a farm. With the removal of key elements of the exterior and interior of the house and extremely poor condition of the remaining elements of the house, it lacks the ability to convey the characteristics of its period and style. Without the buildings necessary for 19th and 20th century farming, without the landscape that defined the house and the farm buildings, and without features such as fenestration, porch, any interior decoration or features that defined the architectural treatment (no matter how simple) the property lacks the setting and feeling, among other aspects to convey significance --- assuming the entire complex as surveyed in 1974 had significance.

National Register Bulletin 16A states "Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period... Historic integrity enables a property to illustrate significant aspects of its past. For this reason, it is an important qualification for National Register listing. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance."

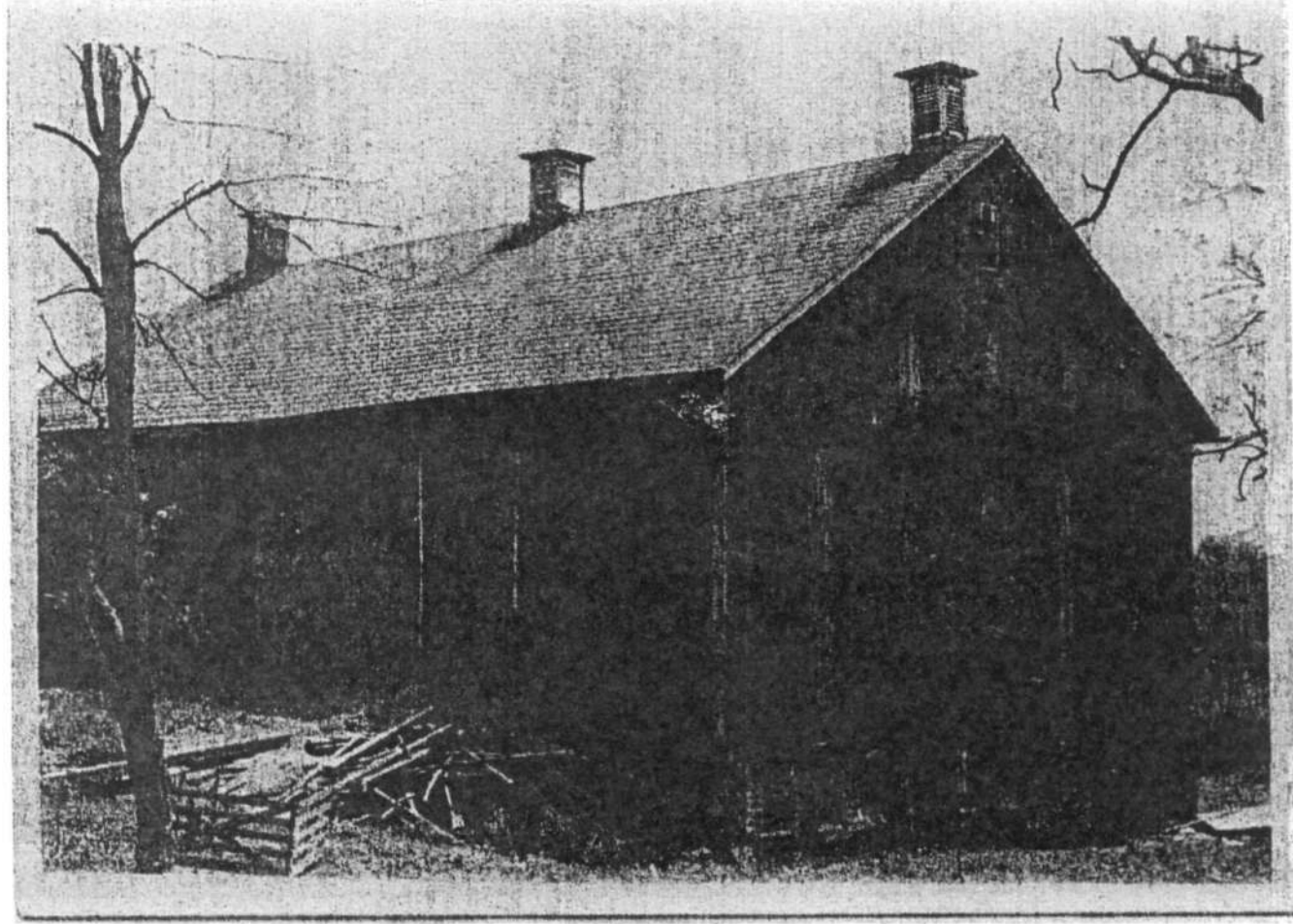
It is recommended that this property be found not eligible.



1974 photograph

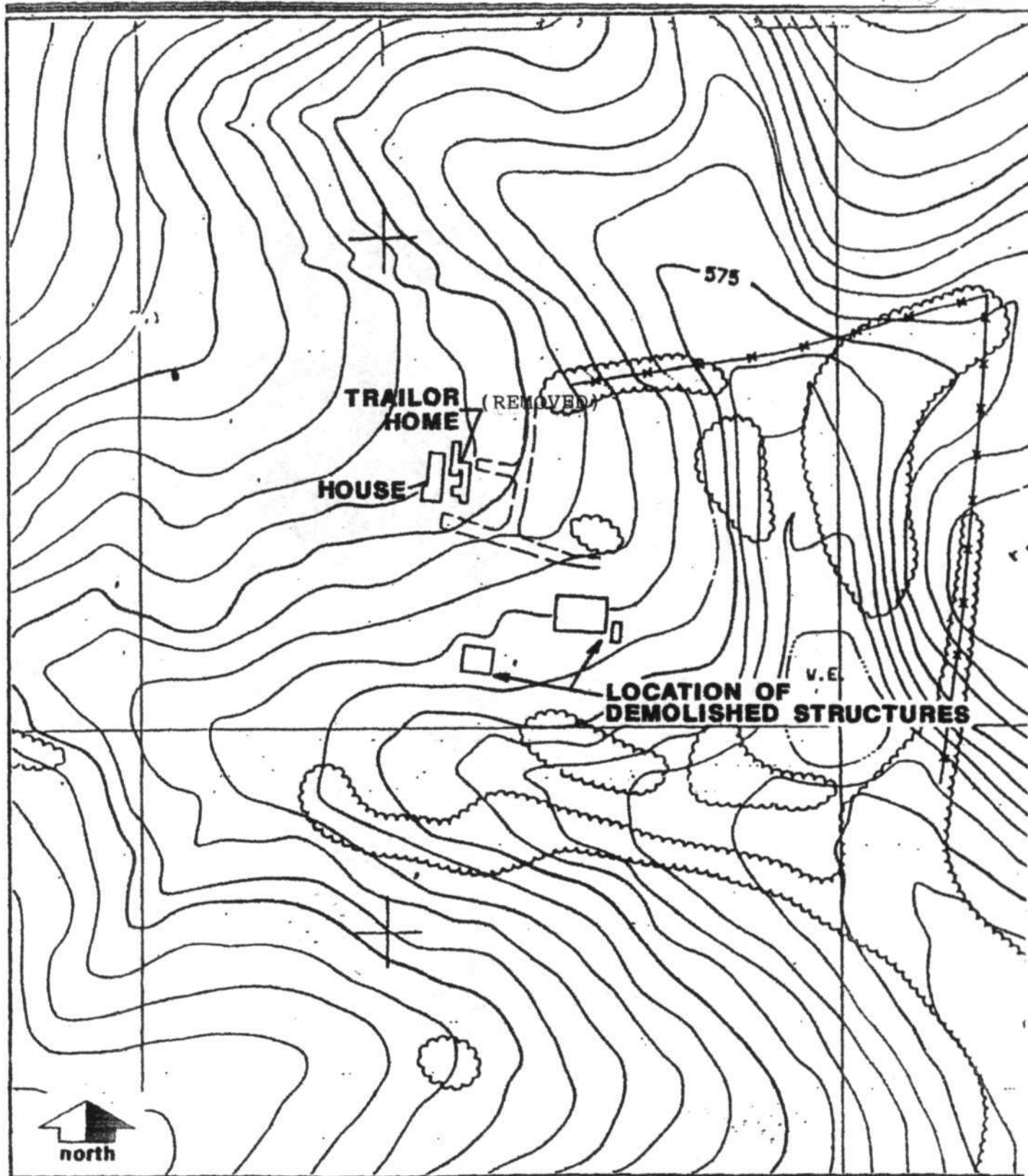
(M-NCPPC)

14:13-23



1974 photograph

(M-NCPPC)
15



SCALE
 0 20 100 200 400 feet
 0 25 50 100 meters

Edwin Waters Farm Site Plan

Greenhorne & O'Mara Report

FDA Consolidation 9-1994
 Montgomery County Campus

(1994)

Figure 1

4:13-23



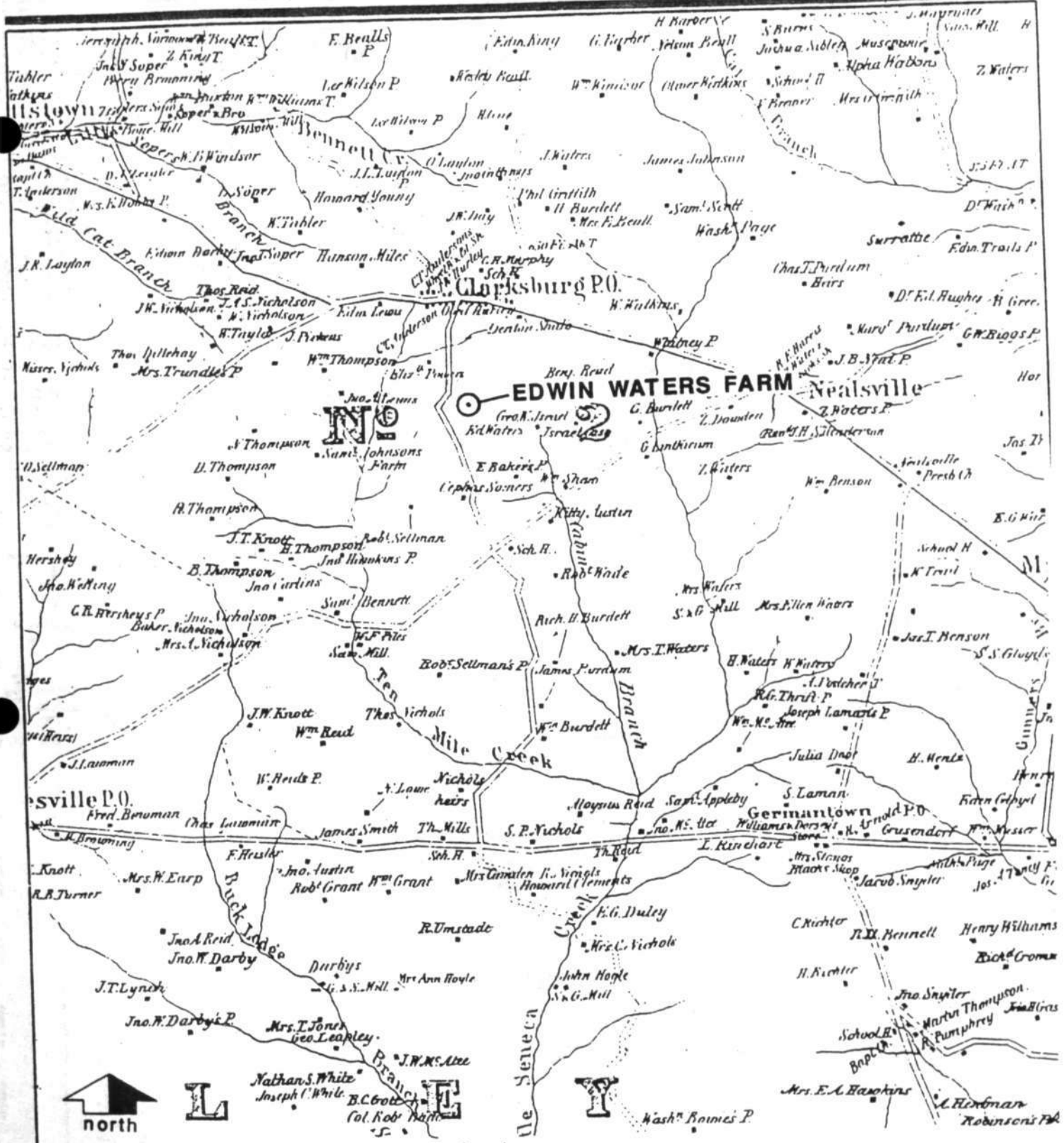
SOURCE: 1878 Hopkins Atlas of 15 Miles Around Washington

Scale Unknown

Edwin Waters Farmsite in 1878

**FDA Consolidation
Montgomery County Campus**

Greenhorne & O'Mara Report **Figure 17**



SOURCE: 1865 Martenet Map of Montgomery County

Scale Unknown

Edwin Waters Farmsite in 1865

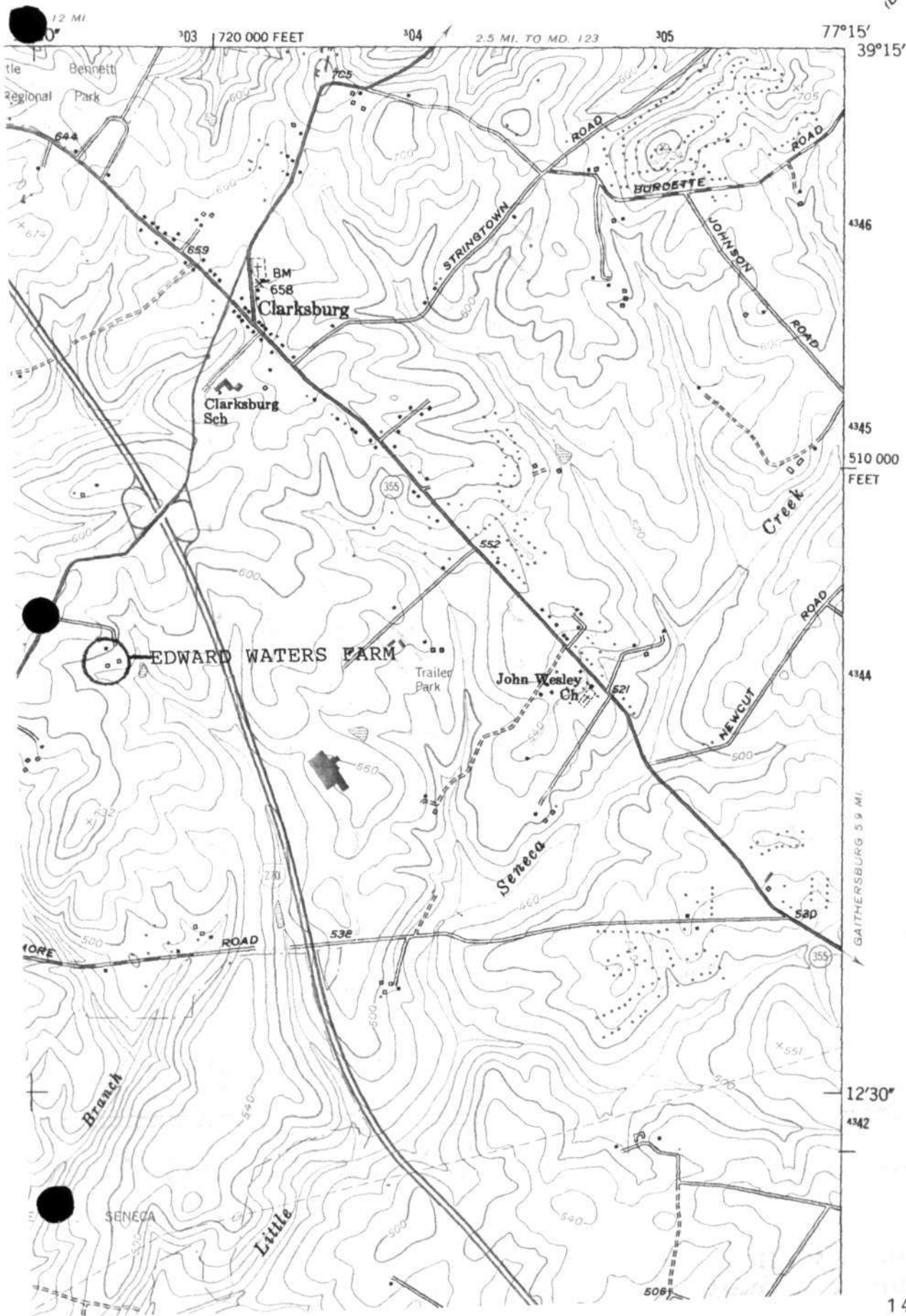
FDA Consolidation
Montgomery County Campus

Greenhorne & O'Mara Report
1994 Figure 16

GERMANTOWN QUADRANGLE
MARYLAND—MONTGOMERY CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5562 I SW
(DAMASCUS)

M:13-23





M: 13-23
Edward Waters
Farm

22025 Clarksburg
Rd

BOYDSburg
Montgomery Co.

main
(east) facade

Bill Lebovich
photographer

Sept, 2005



- M413-23
Edward Waters
Farm

22625 Clarksbury
Rd

BOYDS
Montgomery Co.

detail, gable
main facade

Bill Lebovich
photographer

Sept, 2005



MA 13-23

Edward Waters
Farm

22025 Clarksburg
Rd

BOYDS

Montgomery Co

South facade

Bill Leborich
photographer

Sept, 2005



M: 13-23

Edward Waters
Farm

22625 Clarksburg
Rd

BOYDS

Montgomery Co.

West
facade

Bill Lebovich
photographer

Sept, 2005



M 213-23

Edward Waters
Farm

22625 Clarksburg
RD

BOYDS

Montgomery Co

looking up at

North facade

Bill Lebovich
photographer

Sept, 2005



M813-23

Edward Waters
FARM

2265 Clarksburg
RD

BOX 159

Montgomery Co.

main room
looking NW

Bill Lebach
photographer

Sept 2005

MARYLAND HISTORICAL TRUST WORKSHEET

1601645604

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON:				
AND/OR HISTORIC: Edward Waters House				
2. LOCATION				
STREET AND NUMBER: Boyds-Clarksburg Road (Rte. 121)				
CITY OR TOWN: Clarksburg				
STATE: Maryland		COUNTY: Montgomery		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public Public Acquisition: <input checked="" type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No				
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific		<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input type="checkbox"/> Other (Specify) _____ _____ _____		
4. OWNER OF PROPERTY				
OWNER'S NAME: C. W. and J.G.G. Nell				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC:				
Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Rockville		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: None				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The house is a two story, frame structure with a four bay main (east) facade. The doorway is in the second bay from the north. The house has had a central gable added; the gable does not align with the two central bays of the house, however, chimneys are positioned at the south end and between the first and second north bays. The north bay is probably a later addition.

On the south end, there is a shed-roofed addition.

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian
☐ 15th Century

- ☐ 16th Century
☐ 17th Century

- ☐ 18th Century
☒ 19th Century

- ☐ 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

- ☐ Prehistoric
☐ Historic
☐ Agriculture
☐ Architecture
☐ Art
☐ Commerce
☐ Communications
☐ Conservation

- ☐ Education
☐ Engineering
☐ Industry
☐ Invention
☐ Landscape
☐ Architecture
☐ Literature
☐ Military
☐ Music

- ☐ Political
☐ Religion/Philosophy
☐ Science
☐ Sculpture
☐ Social/Humanitarian
☐ Theater
☐ Transportation

- ☐ Urban Planning
☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE:

Christopher Owens, Park Historian

ORGANIZATION:

M-NCPPC

DATE

30 Apr 74

STREET AND NUMBER:

8787 Georgia Avenue

CITY OR TOWN:

Silver Spring

STATE

Maryland

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

SEE INSTRUCTIONS



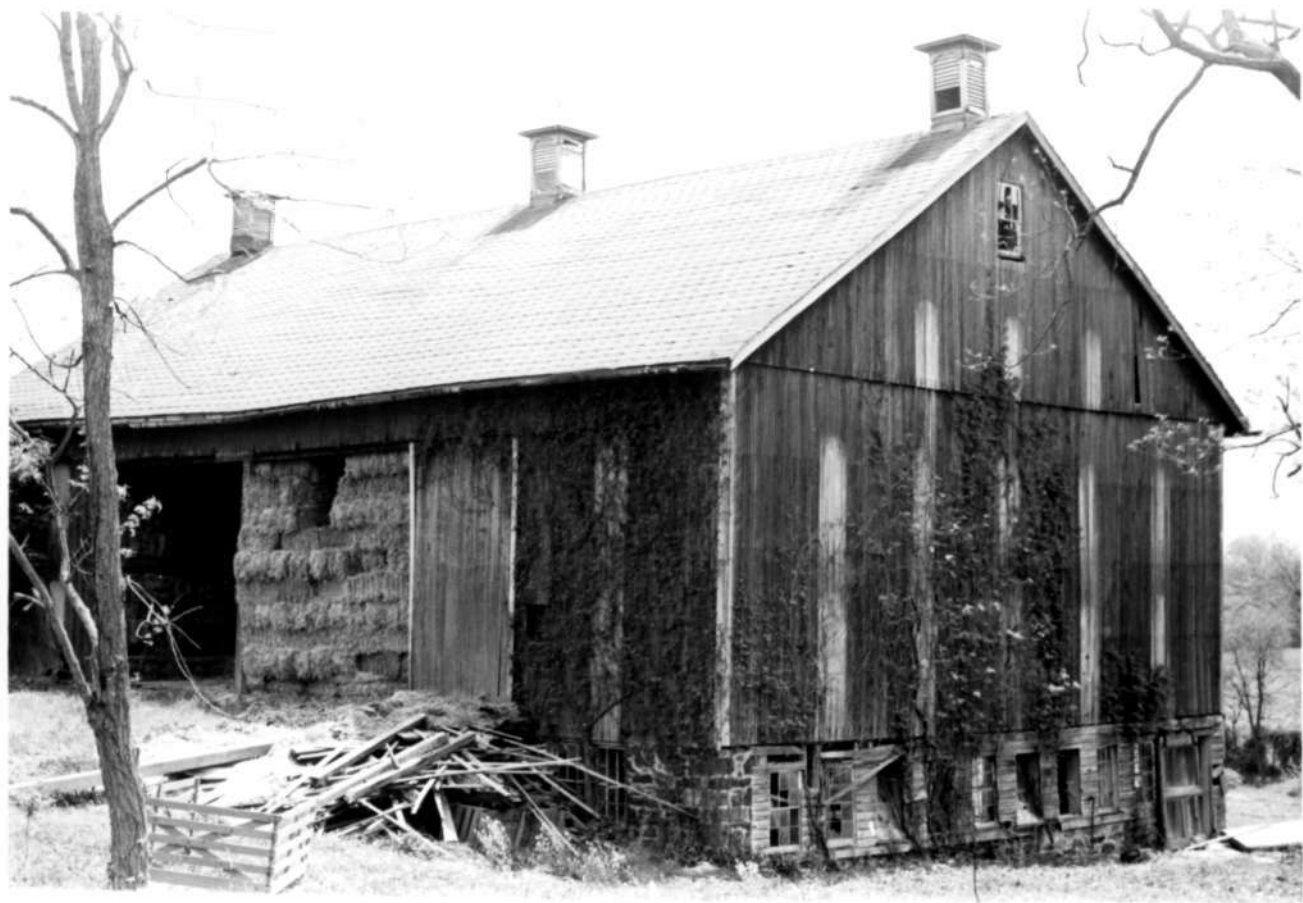
M. #13-23

NAME WATERS FARM (C.W. NELL PROP)

LOCATION Rt. 121 CLARKSBURG, Md

FACADE \ E

PHOTO TAKEN 4/30/74 M DWYER



M: #13-23

NAME WATERS FARM (C.W. NELL PROP.)

LOCATION Rt. 121 CLARKSBURG, Md.

FACADE NW

PHOTO TAKEN 4/30/74 MDWYER